### SITE DATA:

- 1. SITE AREA = 288,343 SF (6.62 ACRES)\*\*PER ORANGE COUNTY PROPERTY APPRAISER
- 2. SITE LOCATION: 815 HERNDON AVENUE ORLANDO, FL, 32803 SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 ÉAST
- 3. SITE DESCRIPTION PARCEL ID: 19-22-30-2624-00-011 ZONING: AC-3 (METRO ACTIVITY CENTER)
- 4. SITE REQUIREMENTS MAXIMUM ISR=90% MAXIMUM BUILDING HEIGHT: 200'

REQUIRED FAR (FLOOR AREA RATIO) PER CITY OF ORLANDO MUNICODE, CHAPTER 58, PART 1, 1B, FG-1C.LDC: MINIMUM FAR: MAX FAR:

HERNDON AVENUE SETBACK:	0' (15' MAX)
REAR SETBACK:	10'
SIDE SETBACK:	0'

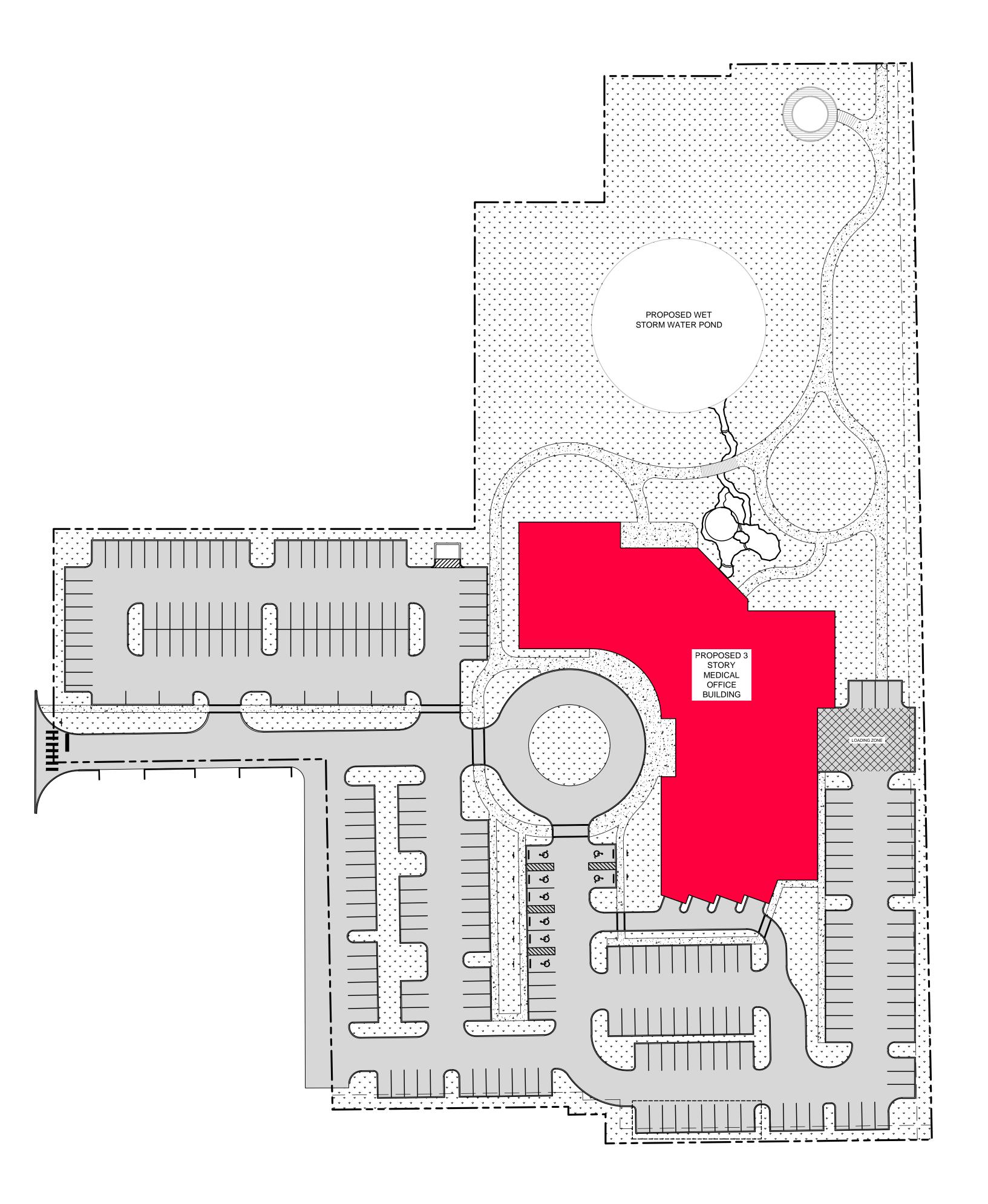
5. BUILDING DATA. USE/TYPE: BUILDING COUNT: CONSTRUCTION TYPE: FINISHED FLOOR ELEVATION:	OFFICE/MEDICAL 1 TBD 116.50
FAR 78,154/288,343=	0.27
BUILDING AREA: FIRST FLOOR= SECOND FLOOR= THIRD FLOOR= TOTAL AREA=	31,922 23,116 23,116 78,154

#### 6. PARKING DATA

EXISTING SHARED:	
REGULAR=	190
HANDICAP=	2
TOTAL EXISTING SHARED=	192
EXISTING PRIVATE:	
REGULAR=	195
HANDICAP=	0
TOTAL EXISTING PRIVATE=	195
TOTAL EXISTING:	
REGULAR=	385
HANDICAP=	2
OVERALL TOTAL=	387

7. CODE REQUIREMENT: 2.8 STALLS PER 1,000 SF GROSS FLOOR AREA

FLOOR AREA	
REQUIRED PER CODE: GROSS FLOOR AREA= 78,1 (78,154/1000)*2.8= REQUIRED STALLS PER CODE	154 SF 219 219
REQUIRED SHARED: REGULAR= HANDICAP= TOTAL REQUIRED SHARED=	190 2 192
PROVIDED SHARED: REGULAR= HANDICAP= TOTAL SHARED=	177 <u>8</u> 185
PROVIDED RESERVED: REGULAR= HANDICAP= TOTAL SHARED=	9 0 9
PROVIDED PRIVATE: REGULAR= HANDICAP= TOTAL PRIVATE=	47 0 47
TOTAL PARKING STALLS: REGULAR= HANDICAP= TOTAL PARKING STALLS PROVIDED=	233 <u>8</u> 241

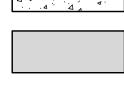


## OVERALL SITE LEGEND

———— PROPERTY LINE

— — — SETBACK LINE

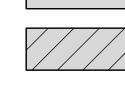




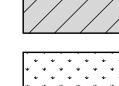
REGULAR DUTY

CONCRETE PAVEMENT

ASPHALT PAVEMENT



HEADY-DUTY ASPHALT PAVEMENT



LANDSCAPE



WOOD DECK



WATER FEATURE/POND



PARKING STALLS DEDICATED TO MEDICAL BAY WAITING AREA

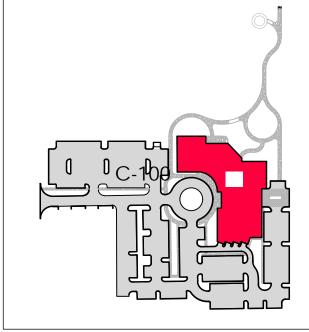


PARKING STALL COUNT

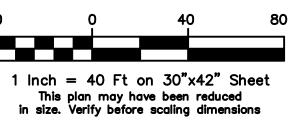
### NOTES:

1. TYPICAL PARKING STALL DIMENSIONS SHOW ON PLANS ARE 9'X18'. HANDICAP STALLS ARE 12'X18' WITH A 5' WIDE ACCESS ISLE.

# **KEY MAP**







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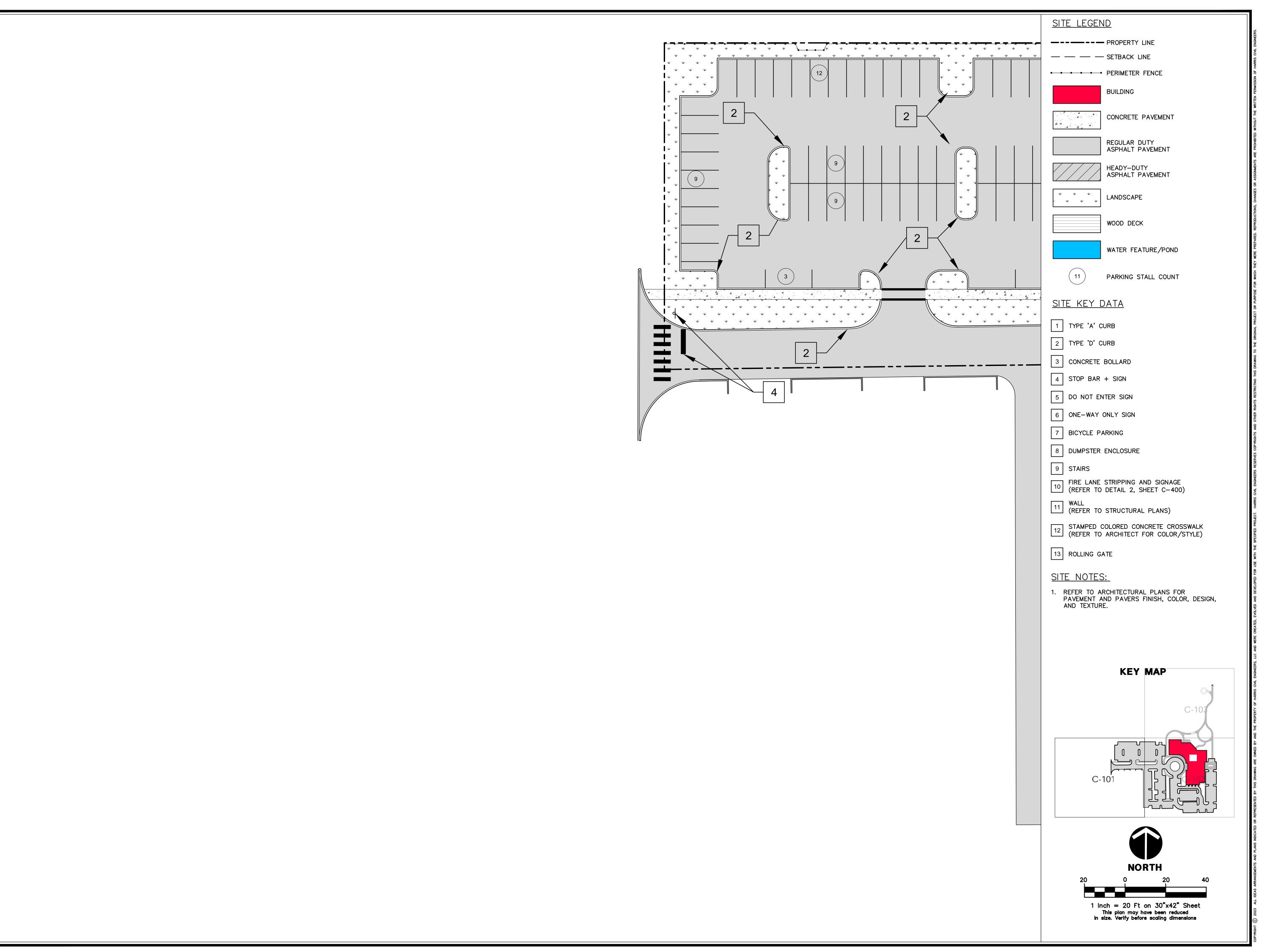
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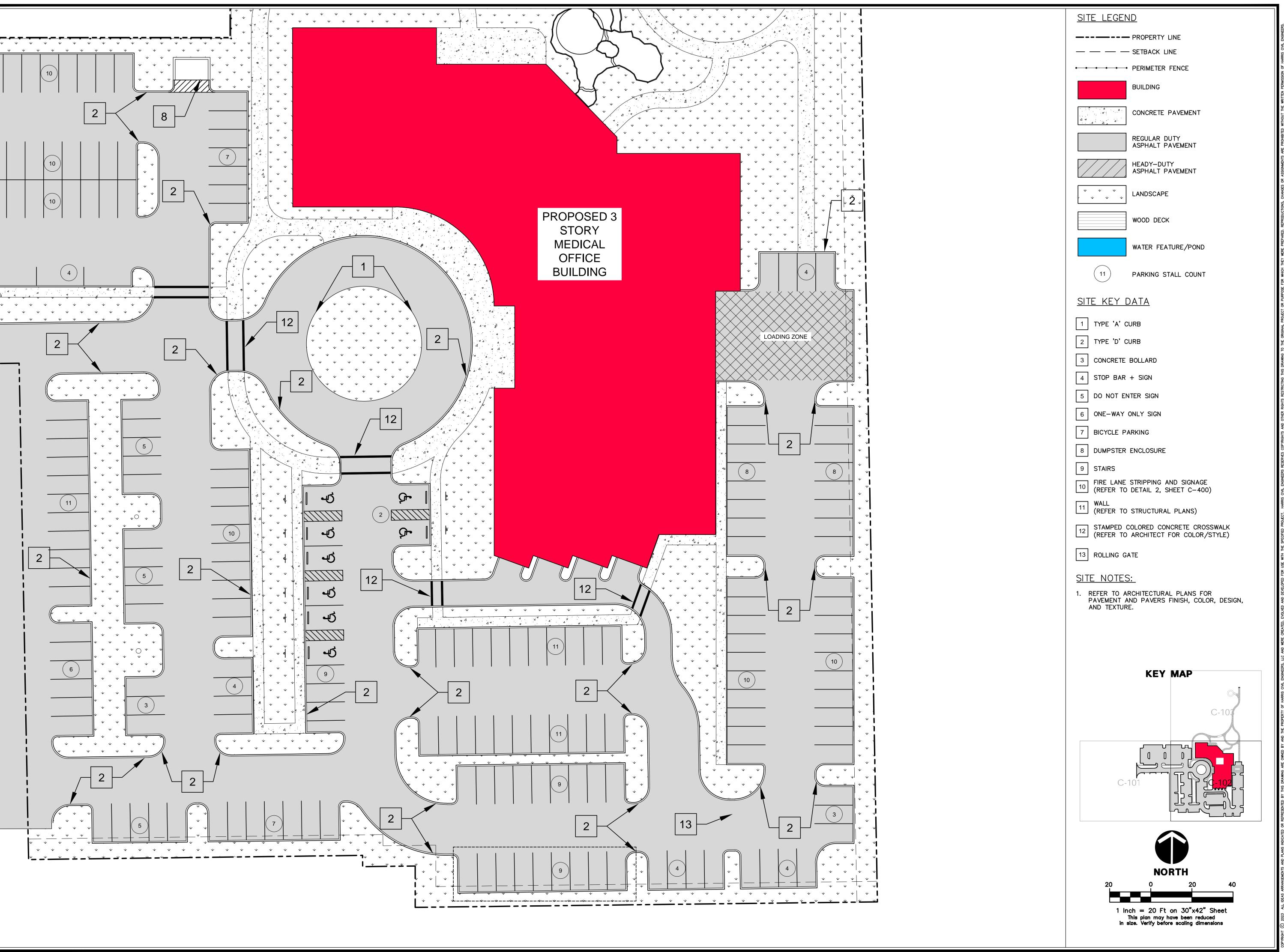
Design: NDW
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SEE SHEET **D** 2023-06-19 **D** 

Scale: SEE

Release:

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